

## **Minutes of the Land Use, Parks and Environment Committee - January 17, 2006**

The meeting was called to order at 8:45 a.m. by Chair Kolb.

**Present:** Chair Walter Kolb, County Board Supervisors Kathleen Cummings, Pauline Jaske, Scott Klein (arrived at 9:12 a.m.), and Bill Kramer; **Absent:** Daniel Pavelko and Vera Stroud

**Staff Present:** Legislative Policy Advisor Mark Mader, Legis.Associate Sandra Meisenheimer

**Also Present:** Parks and Land Use Planning & Zoning Mgr. Dick Mace

**Public Present:** Dan Warren of Pabst Farms (Development Mgr.), Henry Elling (Town of Summit Planner)

### **Approve Minutes of November 15 and December 6, 2005**

**Motion:** Kramer moved, second by Cummings, to approve the minutes of 11/15/05. **Motion carried 4 – 0.**

**Motion:** Cummings moved, second by Kramer, to approve the minutes of 12/6/05. **Motion carried 4 – 0.**

### **Read Correspondence**

1. Letter from DNR regarding the proposed state purchase of 14.75 acres of land for the Big Muskego Lake Wildlife Area in the City of Muskego.
2. Cummings advised of the approval of her son Matthew's project for Menomonee Park for a portable walkway for handicapped kids.

**Consider Proposed Ordinance: 160-O-096 (Pabst Farms Development/Interlaken Village Subdivision) Town of Summit, Sections 12 and 13. Part of the NW ¼ of Section 13 and the SW ¼ of Section 12, T7N, R17E, Town of Summit. More specifically the property is located on the east side of CTH "P", north and west of Interlaken Drive and south of Henning Drive. Request: Rezone from the AD-10 Agricultural Density-10 District (County) and the A-2 Agricultural District (Town) to the R-1 Residential District (County) and the R-2 Residential District (Town) (SCZ-1515)**

Mace pointed out the location of the Pabst Farms East development called Interlaken Village. He stated that there is shoreland zoning involved as a result of being within 1,000 feet of the lake as well as Town zoning. It will be served with sewer not water, and the lot sizes will be 20,000 feet plus. Kramer asked if there is one entrance. Mace said there are two entrances. Dan Warren showed a Landscape Concept Plan of the development which is approximately 54 acres. He stated there are 26 lots, which will be served by sanitary sewer system that is already in and also by private wells. Everything to the east of Sawyer Road is served by the Dela-Hart System whereas everything west of there is served by the City of Oconomowoc. The Planning staff is recommending approval of this request subject to the conditions that have been required by the Town of Summit's Ordinance No. 05-261.

**Motion:** Kramer moved, second by Jaske, to approve Ordinance 160-O-096. **Motion carried 4 – 0.**

**Consider Proposed Ordinance: 160-O-097 (Pabst Farms Development, LLC/Lake Country Village Subdivision) Town of Summit, Sections 11 and 14. Part of the NE ¼ of Section 14 and the SE ¼ of Section 11, T7N, R17E, Town of Summit. More specifically the property is located west of Sawyer Road and south of Valley Road. Request: Rezone from the A-1 Agricultural District to the R-3 Residential District (ZT-1602)**

Mace stated this development is 2-3 times larger than the previous one with sewer going to the City of Oconomowoc. Warren showed a Landscape Sidewalk & Trail Concept Plan for the Lake Country Village development. It involves 200 acres with 205 lots being constructed in three phases. It will be served by municipal sanitary sewer and municipal water.

Jaske said her concerns are the on and off ramps and the future traffic in the area. Would a traffic light be the answer? This could be a serious issue in the future. Warren said everything has been coordinated with the Waukesha County Public Works Department, and there were traffic impact analysis studies performed for the entire project. The Wisconsin Department of Transportation (WisDOT) did a corridor study in 1994 for I-94 through Waukesha County; consequently, Warren said they have already dedicated lands to carry out the recommendations by WisDOT. Jaske asked what is the timeframe for the development of the projects? Warren replied the first one of 54 acres will start this spring and will be complete by late summer (August/September). The second one will start in the same timeframe with first phase. The build out will take about 5-6 years.

Klein asked about the status of upgrading Sawyer Road. Cummings indicated that there is an inventory of county roads and also a plan. She'd like to know if they've looked at Sawyer Road, and where it is in the plan for improvement.

The Planning staff is recommending approval of this request subject to the conditions that have been required by the Town of Summit's Ordinance No. 05-263.

**Motion:** Klein moved, second by Kramer, to approve Ordinance 160-O-097. **Motion carried 5 – 0.**

**Consider Proposed Ordinance: 160-O-092 (S & T North Shore) Town of Brookfield, Section 7. Part of the NE ¼ of Section 7, T7N, R20E, Town of Brookfield. Request: Rezone from the T-1 Transitional District to the M-1 Manufacturing District (ZT-1591)**

Mace explained the location of the rezoning in the Town of Brookfield which is approximately 9.62 acres. The proposed land use is for a parking lot for Select Leasing, which is a business owned by the petitioner. Only the front portion of the property, which consists of 3.4 acres and is considered upland, is being changed. The Planning staff is recommending approval as they feel the proposed use is appropriate for the area in light of the neighboring uses, as well as the fact that the Land Use Plan calls for these types of commercial/light manufacturing uses to occur over the long term in this general area of the Town.

**Motion:** Kramer moved, second by Klein, to approve Ordinance 160-O-092. **Motion carried 5 – 0.**

**Consider Proposed Ordinance: 160-O-095 (L & L General Partnership & Lang Investments/Shakerville West Subdivision) Town of Summit, Section 26. Part of the NE ¼ and SE ¼ of Section 26, T7N, R17E, Town of Summit. More specifically the property is located on the west side of CTH "P" and south of Genesee Lake Road. Request: Rezone from the A-P Agricultural Land Preservation and A-2 Rural Home Districts (County) and A-1 Agricultural District (Town) to the R-1 Residential District (SZT-1571)**

Mace pointed out the rezoning in the Town of Summit which is approximately 65 acres. The proposed land use is for a residential subdivision consisting of 40 residential lots, 24 of which are in the rezone area. Henry Elling gave further explanation. He stated the questions that the Park and Planning Commission had involved the environmental corridor and the kettles that are on the

property. They were also concerned about backyards and building pads. Elling said in the Master Plan they've identified that the lot area can include environmental corridor but the building pad has to be outside the corridor which excludes the woods. Elling said he will provide in writing further clarification as to the Town's intention to preserve and buffer any development from the existing environmental corridor. The Planning staff is recommending approval of this request subject to the conditions that have been required by the Town of Summit's Ordinance No. 05-261.

**Motion:** Kramer moved, second by Klein, to approve Ordinance 160-O-095. **Motion carried 5 – 0.**

**Consider Proposed Ordinance: 160-O-098 (Margaret Loughney) Town of Vernon, Section 36. Part of the NW ¼ of the NE ¼ of Section 36, T5N, R19E, Town of Vernon. More specifically, the property is located on the southeast corner of STH 164 and Kelsey Drive. Request: Rezone from the A-5 Mini Farm District to the R-1a Residential District (CZ-1597)**

Mace located the rezoning in the Town of Vernon which involves approximately 9.1 acres. The proposed land use is for the creation of two new residential lots. The creation of two additional lots is planned in the future. The existing house and garage are to be retained on the remaining acreage. The Planning staff is recommending approval subject to eight conditions as outlined in the staff report and ordinance.

**Motion:** Klein moved, second by Kramer, to approve Ordinance 160-O-098. **Motion carried 5 – 0.**

**Consider Proposed Ordinance: 160-O-099 (William Kothe) Town of Eagle, Section 34. Part of the NW ¼ and SW ¼ of Section 34, T5N, R17E, Town of Eagle. Request: Rezone from the A-P Agricultural Land Preservation District to the RRE-1 Residential Rural Estate District (ZT-1596)**

Mace pointed out the location in the Town of Eagle containing approximately 56 acres. He stated that this rezoning was somewhat controversial -- they didn't feel the road was being designed correctly. The proposed land use is for a residential subdivision containing 11 lots, ranging in size from 3 to 6.3 acres. The Planning staff is recommending approval based upon the reconsideration and unanimous approval of the revised subdivision Development Plan, dated 11/17/05, as well as discussed at the Town Plan Commission and Town Board meeting on 12/5/05.

**Motion:** Kramer moved, second by Jaske, to approve Ordinance 160-O-099. **Motion carried 5 – 0.**

**Consider Proposed Ordinance: 160-O-100 (Text Amendment) Town of Eagle. Request: Revise sections of the Town of Eagle Zoning Code Relating to the A-B Agricultural Business, B-1, B-2 And B-3 Business Districts, Regarding the Purpose, Use Regulations, Area Requirements, Accessory Building Size and Minimum Common Open Space and Density Relating to PUD's (ZT-1603)**

Mace explained the amendment to the business zoning districts of the Town of Eagle Zoning Code to eliminate one of the business districts and to revise some of the standards and uses permitted in the other business districts while also renumbering those districts. Also being proposed is a slight revision to the building location and lot size requirements of said business districts, a slight revision to the RRE-1 minimum common open space and density calculation for a Conditional Use Planned Unit Development, and a revision to the Code to allow an accessory building of less than 150 sq.ft. to be constructed without a Building Permit, as long as it meets height, setback and offset

requirements. The Planning staff is recommending approval as detailed in the staff report.

**Motion:** Jaske moved, second by Klein, to approve Ordinance 160-O-100. **Motion carried 5 – 0.**

**Consider Proposed Ordinance: 160-O-101 (T & W Auto Sales) Town of Waukesha, Section 1. Part of the N ½ of the NW ¼ of Section 1, T6N, R19E, Town of Waukesha. Request: Rezone from the B-2 Local Business District to the B-3 General Business District (ZT-1588)**

Mace reviewed the location with the committee. The Planning staff had recommended approval of this rezoning but all members of the Park and Planning Commission voted against it. Mace said the neighborhood in the area is completely surrounded by commercial/light industrial uses. Mace went on to further explain the issues surrounding this proposed rezoning. A long discussion continued.

**Motion:** Klein moved, second by Kramer, to approve Ordinance 160-O-101. **Motion defeated 0 – 5.**

**Consider Proposed Ordinance: 10-O-102 (Thomson Corporation) Town of Eagle, Section 14. Part of the SE ¼ and SW ¼ of Section 14, Town of Eagle. Request: Rezone from the A-2 Rural Home District to the RRE-1 Residential Rural Estate and M-1 Limited Industrial Districts (ZT-1600)**

Mace explained the rezoning in the Town of Eagle which is approximately 129 acres. The proposed land use is for a small 21-acre addition to the Town's Industrial Park and a residential subdivision containing 42 lots. The Planning staff is recommending approval as detailed in the staff report.

**Motion:** Cummings moved, second by Kramer, to approve Ordinance 160-O-102. **Motion carried 5 – 0.**

#### **Future Meeting Dates**

Mace asked if the committee is available on Thursday, March 2 for a joint meeting with the Park and Planning Commission to hear Development Plan amendments. All members in attendance said they would be able to attend.

**Motion to adjourn:** Kramer moved, second by Cummings, to adjourn the meeting at 10:48 a.m. **Motion carried 5 – 0.**

Respectfully submitted,

Pauline T. Jaske  
Secretary

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